



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

**November 4, 2010**

**REQUEST:** CCB#10-0598/Franchise – Private Fuel Pipeline Under And Across A Portion Of Frankfurst Avenue Right-Of-Way

For the purpose of granting a franchise to Apex Oil Company to construct, use and maintain a private fuel pipeline under and across a portion of the 1800 block of Frankfurst Avenue right-of-way, connecting facilities located on the properties known as NuStar-LP Terminal pier and Center Point Terminal on Vera Street, subject to certain terms, conditions, and reservations; and providing for a special effective date.

**RECOMMENDATION:** Approval, subject to comments from the Department of General Services

**STAFF:** Ervin McDaniel

**PETITIONER(S):** Apex Oil Company

**OWNER:** Mayor and City Council

#### **SITE/ GENERAL AREA**

Site Conditions: The affected right-of-way lies within the Fairfield neighborhood. The area is primarily industrial with oil and automobile storage facilities. The area is zoned M-3.

#### **HISTORY**

- On October 21, 2010, the Planning Commission deferred action on this item until November 4, 2010.
- Ordinance #04-810, approved on October 6, 2004 established the Fairfield Urban Renewal Plan.

#### **CONFORMITY TO PLANS**

The proposed Franchise to construct private pipeline under and across a portion of Frankfurst Avenue right-of-way is in conformance with the Fairfield Urban Renewal Plan. This project is also consistent with the Comprehensive Master Plan's EARN section, Goal One: Strengthen Identified Growth Sectors, Objective One: Retain and Attract Businesses in all Growth Sectors.

**ANALYSIS**

City Council Bill #10-0598, if approved, would grant a franchise to Apex Oil Company to construct, use and maintain a private pipeline under and across a portion of the 1800 block of Frankfurst Avenue right-of-way, connecting facilities located on the properties known as the NUSar-LP Terminal pier and Center Point on Vera Street, subject to certain terms, conditions, and reservations; and providing for a special effective date. The pipeline will run approximately 4,400 linear feet between the two oil storage facilities.

This franchise will cover the 60-foot right-of-way of Frankfurst Avenue. The pipeline will be located approximately six feet below the surface of the Frankfurst Avenue. The installation of the pipeline is not expected to unduly interfere with traffic on Frankfurst Avenue. All appropriate agreements with the owners of the impacted properties will be obtained prior to start of construction.

The Planning Commission initially considered this matter on October 21, 2010, but decided to defer action, pending additional information from the applicant, (Apex Oil).

The Brooklyn and Curtis Bay Coalition was notified of this action.

**Thomas J. Stosur**  
**Director**